

APPENDIX Q-5

HORIZONTAL AND VERTICAL MIXED USE ALLOWABLE IMPERVIOUS COVER

Goals:

- (1) Determine a method for quickly and accurately calculating mixed use development impervious cover limits in suburban, full purpose watersheds;
- (2) Encourage mixed use development;
- (3) Discourage vehicle trips; and
- (4) Discourage urban sprawl.

Impervious Cover Calculation:

Provided that the requirements below are satisfied, the impervious cover limit for a horizontal mixed use / vertical mixed use development will be calculated on a simple ratio basis. For example, in a watershed where impervious cover for a multi-family use and impervious cover for a commercial use may not exceed 60% and 80% respectively, if 25% of the building ground floor area is dedicated to commercial use and 75% of the building ground floor area is dedicated to multi-family use, then the impervious cover limit will be calculated by multiplying 25% of the net site area by 80% and multiplying 75% of the net site area by 60% and adding them together. This reflects the different impervious cover limits applicable to residential and multi-family uses under City Code Chapter 25-8 (Environment).

Requirements:

- (1) The proposed development must be located in the suburban, full purpose watershed;
- (2) The proposed development must consist of commercial and multi-family uses on a single lot; and
- (3) To qualify for mixed use impervious cover limit increases, payment into the tree fund in lieu of tree mitigation will not be permitted.